018.0	0008	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	698,700	/	698,700
USE VALUE:	698,700	/	698,700
ASSESSED:	698,700	/	698,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANIFY WILLIAM B--ETAL
Owner 2:	HANIFY DANA M
Owner 3:	
Street 1:	66 COLONIAL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1941, having primarily Vinyl Exterior and 1295 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	196,400		502,300	698,700
Total Card	0.131	196,400		502,300	698,700
Total Parcel	0.131	196,400		502,300	698,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 539.54 | /Parcel: 539.54

Legal Description

User Acct 13390

GIS Ref

GIS Ref

Insp Date 10/27/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0008-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	196,400	0	5,700.	502,300	698,700		Year end	12/23/2021
2021	101	FV	189,100	0	5,700.	502,300	691,400		Year End Roll	12/10/2020
2020	101	FV	189,100	0	5,700.	502,400	691,500	691,500	Year End Roll	12/18/2019
2019	101	FV	164,000	0	5,700.	650,100	814,100	814,100	Year End Roll	1/3/2019
2018	101	FV	164,000	0	5,700.	413,700	577,700	577,700	Year End Roll	12/20/2017
2017	101	FV	164,000	0	5,700.	378,200	542,200	542,200	Year End Roll	1/3/2017
2016	101	FV	164,000	0	5,700.	307,300	471,300	471,300	Year End	1/4/2016
2015	101	FV	163,200	0	5,700.	307,300	470,500	470,500	Year End Roll	12/11/2014

!1587!

PRINT

Date	Time
12/29/21	20:14:00

LAST REV

Date	Time
03/29/19	09:11:50
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1587

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1068-08		3/1/1990		195,000	No	No	Y	

USER DEFINED

Prior Id # 1:	13390
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/1997	602		45,000					ADDITION 34X12
9/9/1997	528		4,500					34X12 FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2017	Meas/Inspect	BS	Barbara S
2/21/2009	Meas/Inspect	372	PATRIOT
11/13/1999	Inspected	256	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
4/7/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

Total AC/HA:	0.13085	Total SF/SM:	5700	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	502,349	Spl Credit		Total:	502,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	136.336
Other Features:	69955
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	284642
Depreciation:	88239
Depreciated Total:	196403

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

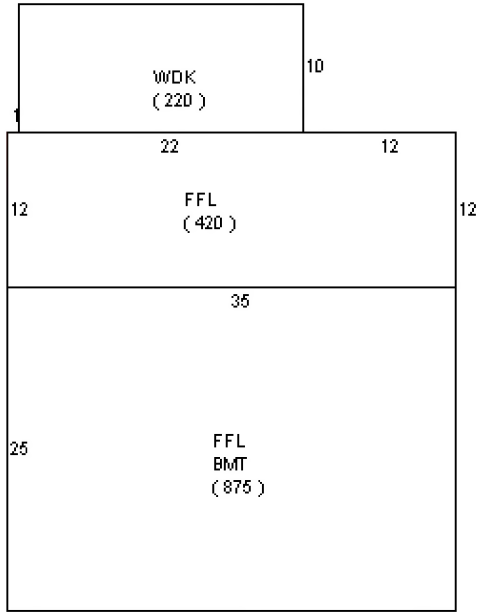
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	136.34
Special Features:	0	Val/Su Net:	82.18
Final Total:	196400	Val/Su SzAd	151.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,295	136.340	176,556
BMT	Basement	875	40.900	35,788
WDK	Deck	220	10.650	2,343

Net Sketched Area: 2,390 | Total: 214,687

Size Ad 1295 | Gross Area 2390 | FinArea 1295

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1960	0.00	T	40	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

018.0-0008-0008.0

IMAGE

AssessPro Patriot Properties, Inc